

TORTUGA INVESTMENTS LIMITED

HARBEN HOUSE, HARBEN PARADE, FINCHLEY ROAD, LONDON, NW3 6LH

Planning Department

London Borough of Camden
2nd Floor, 5 Pancras Square
c/o Town Hall, Judd Street
London WC1H 9JE

August 9th, 2017

**RE: Town and Country Planning Act 1990 (as amended), Application for Approval of Details Reserved by Condition - Appeal Decision APP/X5210/W/17/3172668 – 205-207 Queen’s Crescent, London NW5 4DP
Original Planning Application Ref: 2016/6808/P**

We seek to discharge Condition 3 of Appeal Decision APP/X5210/W/17/3172668.

Accordingly, the relevant planning application form was completed via the Planning Portal (PP-06298898). The application fee of £97 has also been paid.

Background

Application Ref 2016/6808/P, dated 9th December 2016, was refused by notice dated 6th March 2017. The application was granted by appeal on 6th July 2017, Decision Reference: APP/X5210/W/17/3172668 for the: *“Mansard roof extension to provide additional HMO accommodation and the provision of cycle storage in the front lightwell.”*

Condition 3

“No development shall commence until details of the materials to be used in the construction of the external surfaces of the extension hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.”

This condition set a requirement for all materials to be used in the construction of the external surfaces of the extension to be submitted to and approved in writing by the Local Planning Authority prior to commencement of the development.

The table below describes details of the materials proposed and the external surface upon which they will be used:

External Surface	Material Used	Material Details
Proposed mansard roof	Tile	Fibre slate tiles to match existing
Flank wall extension to western and eastern elevations	Brick	Fair-faced London stock brick and mortar pointing profile and colour to match existing western elevation
Coping stones to flank wall extensions	Concrete Coping Stones	Concrete coping stones
New windows to front elevation of mansard roof (sash windows)	Timber	Scandinavian redwood painted white
New windows to rear elevation of mansard roof (roof lights)	Aluminium	Aluminium frame and flashing powder coated in dark grey
Dormer windows to mansard (flashing & dormer cheeks)	Lead flashing	Code 4 lead flashing
Mansard roof gutters and tile-brick junctions	Lead flashing	Code 4 lead flashing

We trust you have the required information to allow this application to be registered. If for any reason there are any concerns, we would be grateful if you would contact us to allow us the opportunity to address these.

We look forward to receiving confirmation in due course that the above condition has been discharged.

Yours sincerely,

Panos Fafalios
(for and on behalf of Tortuga Investments Limited)